

WHEN RECORDED MAIL TO:
JAMES GLEN PERGROSSI
525 W 600 N
ALPINE, UT 84004

ENT 38354:2020 PG 1 of 2
Jeffery Smith
Utah County Recorder
2020 Mar 25 03:01 PM FEE 40.00 BY LT
RECORDED FOR Inwest Title - Orem #1
ELECTRONICALLY RECORDED

SPACE ABOVE THIS LINE FOR RECORDERS USE ONLY _____

RECORDED AT THE REQUEST OF INWEST TITLE SERVICES, INC. ORDER # 266751
MAIL TAX NOTICE TO: JAMES GLEN PERGROSSI
525 W 600 N ALPINE, UT 84004

WARRANTY DEED

ALEXANDER ERICKSON AND EILEEN ERICKSON

OF LEHI, COUNTY OF UTAH, STATE OF UT
HEREBY CONVEY AND WARRANT TO

GRANTOR(S)

JAMES GLEN PERGROSSI

GRANTEE(S)


OF ALPINE, COUNTY OF UTAH, STATE OF UT
FOR THE SUM OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION,
THE FOLLOWING DESCRIBED TRACT OF LAND IN UTAH COUNTY, STATE OF UT:

(49-772-0527)


See Attached Exhibit "A"

SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, AND TAXES FOR
THE YEAR 2020 AND THEREAFTER.

WITNESS, THE HAND(S) OF SAID GRANTOR(S), THIS 24TH DAY OF MARCH, 2020.



ALEXANDER ERICKSON



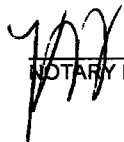
EILEEN ERICKSON

ACKNOWLEDGMENT


STATE OF UTAH)
) (ss.
COUNTY OF UTAH)

On March 24, 2020, personally appeared before me **ALEXANDER ERICKSON AND EILEEN ERICKSON**, the
signer(s) of the foregoing instrument, who duly acknowledged to me that he/she/they executed the same.





NOTARY PUBLIC

My Commission Expires:
Residing at:  09/09/21

 **INWEST TITLE**
998 NORTH 1200 WEST, SUITE 102
OREM, UT 84057

EXHIBIT "A"

PARCEL 1:

ALL OF LOT 527, CONTAINED WITHIN PARK ESTATES AT IVORY RIDGE, PLAT "E", A PLANNED COMMUNITY AS THE SAME IS IDENTIFIED IN THE PLAT MAP RECORDED IN UTAH COUNTY, UTAH AS ENTRY NO. 45702:2014 OF THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF UTAH COUNTY, UTAH (AS SAID PLAT MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARKSIDE AT IVORY RIDGE, RECORDED IN UTAH COUNTY AS ENTRY NO. 88080:2010 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN SUPPLEMENTED).

PARCEL 1A:

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA AND FACILITIES, SUBJECT TO PROVISIONS OF THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATIONS OF EASEMENTS FOR IVORY RIDGE PROPERTIES SWIM AND TENNIS CLUB RECORDED AS ENTRY NO. 152736:2006 OF THE OFFICIAL RECORDS OF THE UTAH COUNTY RECORDER.